

Before the Board of Zoning Adjustment, D. C.

Application No. 11808 of Caryn Realty Co., pursuant to Section 8207.1 of the Zoning Regulations for a variance to permit the waiver of 1 parking space required by Section 7202.1 of the Regulations for a flat in the R-5-A zone, as provided by Section 8207.11 of the Regulations, at the premises ~~4232~~^{and 4234} Foote Street, N. E., known as lot 50, square 5092.

HEARING DATE: December 18, 1974

DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The use proposed by the applicant is permitted in the R-5-A zone as a matter of right, however, one parking space (19' x 9' in size) is required.

2. The subject property is improved with a two-family flat, constructed as such, but has never had a legal certificate of occupancy for a flat.

3. The applicant testified at public hearing that the subject property has rear access to an unpaved alley.

4. No opposition was raised at public hearing.

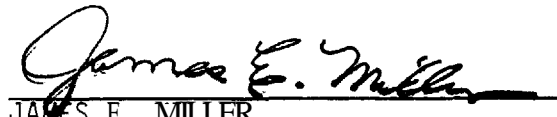
CONCLUSIONS OF LAW AND OPINION

Based upon the above findings, and the record, the Board concludes that the applicant suffers from a practical difficulty as a result of strict application of the Zoning Regulations, and that this application, if granted, would not adversely affect neighboring property or impair the meaning and intent of the Zoning Regulations and Maps.

ORDERED: That the above application be GRANTED,

VOTE: 3-0 (Mr. Klauber and Lilla Burt Cummings, Esq. not voting, not having heard the case.)

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: Feb 20, 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: FEB 20 1975

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